

# **SUBDIVISION ANALYSIS**

**February 24, 2010**

**S-12-2009**

**Willow Wood Shopping Center Amended & Extended**

**3450 West 3500 South**

**C-2 Zone**

## **BACKGROUND**

Justin Thomas, representing Woodbury Corporation, is requesting an amendment to lots 2, 6, and 8 of the Willow Wood Shopping Center Subdivision. The amended plat will also create an additional lot (lot 9) as part of this application.

## **STAFF/AGENCY CONCERNS:**

There are no staff or agency concerns with this application as they have been addressed as part of the site plan review for the shopping center.

## **ISSUES:**

The applicant is proposing various amendments within this plat to adjust property lines and to add a new lot within the subdivision. More specifically, property lines for lots 2, 6 and 8 will be modified to correct inaccuracies from the original plat. These inaccuracies were likely the result of deed errors. The plat will also create lot 9 which is presently the flower patch. This property was part of the original shopping center property, but was not platted as formal lot.

Another reason for the amendment is that the property owner would like to accurately reflect the recent right-of-way dedication along 3500 South. UDOT recently completed their 3500 South project, and right-of-way acquisition affected each of these lots. The new plat takes this into account.

The last reason for the plat amendment is that the applicant is in the process of revising the Declaration of Restrictions and Grant of Easements within the shopping center. They would like the new legal descriptions and right-of-way dedication to be part of the revised declaration.

**STAFF ALTERNATIVES:**

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.